

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
JULY 31, 1997
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Vice-Chairperson Anderson at 9:06 a.m.
Vice-Chairperson Anderson adjourned the meeting at 3:50 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson - vacant
Vice-Chairperson William Anderson-present
Commissioner Patricia Butler-not present
Commissioner Verna Quinn-present
Commissioner Andrea Skorepa-present
Commissioner David Watson-present
Commissioner Frisco White-present
Betsy McCullough, Community Planning & Development Manager-present
Rick Duvernay, Deputy City Attorney-present
Tina Christiansen, DSD Director-not present
Gary Halbert, Deputy Director, DSD-not present
Linda Johnson, Principle Planner-present
Rob Hawk, Engineering Geologist, DSD-present
Linda Lugano, Recorder-present

ITEM-1: ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD.

None.

ITEM-2: REQUESTS FOR CONTINUANCE FOR MORNING AGENDA ITEMS.

None.

ITEM-3: DIRECTOR'S REPORT.

None.

ITEM-4: COMMISSION COMMENT.

Commissioner Watson requested that staff schedule a workshop to brief the Commission on the "big picture" of what is going on in the Carmel Valley area since so many projects have been coming before the Commission without enough background. Staff to advise of workshop date.

Commissioner Skorepa inquired as to when the workshop has been scheduled for the International Gateway project at the border. Staff to advise by the Commission's next hearing, August 14, 1997.

Commissioner Skorepa thanked Mike Stepner for all the work he has done on behalf of the City and on behalf of the Commission and expressed that his leaving will be a great loss to the City. Vice-Chairperson Anderson added his feelings that Mike has always been the conscience for urban planning within the city - and extended his best wishes.

Vice-Chairperson advised that several landscape architects in the private sector in San Diego raised an issue regarding the Street Design Manual. It seems that there are technical aspects to it that do not allow its implementation as aggressively as the City thought. Specifically regarding street trees on streets posted at 25 miles or more; coordination with American Disability Act; issue regarding the right of way width required for the parkway to put trees that had to be eight feet with a five foot sidewalk requirement and many of the streets in San Diego have a

ten foot right of way for the parking and sidewalk which would preclude street trees in many of the urbanizing areas of the City.

There was also a question of process that was discussed in a workshop with the landscape architects. They thought they would have an opportunity to have hearings and they anticipated it would go to Council. It has not gone to Council and is being used without Council's review. Staff was directed to respond to these questions at the Commission's first hearing in September - September 11, 1997.

Vice-Chairperson Anderson inquired if the Commissioners had any interest in sending a letter to Council stating the Commission's criteria to be considered as Council interviews candidates for city manager. Also should the Commission reiterate its position to the City Council regarding the need for a Planning Director. The Commissioners expressed an interest in doing so and will proceed with writing the letter.

ITEM-4A: ACAMA STREET, TENTATIVE MAP (TM), VARIANCE AND OPEN SPACE EASEMENT ABANDONMENT NO. 95-0370.

Glen Gargas presented Report to the Planning Commission No. P-97-122.

No one present to speak.

COMMISSION ACTION:

MOTION BY SKOREPA TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S PROPOSAL TO SUBDIVIDE AND TO ALLOW THE VARIANCE. Second by Watson. Passed by a 4-0 vote with Vice-Chairperson Anderson abstaining and Commissioner Butler not present .

ITEM-5: INTERIM POLICIES ON INDUSTRIAL LAND CONVERSIONS AND RESIDENTIAL DENSITY REDUCTIONS.

Bill Levin, Mike Stepner, Myles Pomeroy and Mike Jenkins presented Report to the Planning Commission No. P-97-127.

Testimony in favor by:

Doug Boyd, T&B Planning Consultants. Stated that he feels the proposed interim policy should allow for specific factors. It should be more flexible, have broad approach that allows for consideration of unique factors that may arise in individual cases. He urged that the following site-specific criteria be added in the evaluation for determining the appropriateness for the redesignation and they are: Pipeline projects; small acreage conversions; application of specific and accepted preferred development concepts and adopt a provision that exempts conversion of industrial land to residential and vice-versa.

Tom Steinke, representing Pardee. Feels that Pardee needs more time to review this material that is before the Commission today. Pardee would have to take a position in opposition to the proposed policy that relates to the reduction of residential densities. The economy is fragile and adopting either policy for one year which would be devastating to the development of single family homes could have economic impacts on the entire region. Spoke to attachment No. 7 and how it impacts multi-family housing. The adoption of an interim policy as an IDO has to have certain criteria set forth that have to be honored, and if they are not honored the City cannot take certain options.

Mike McDade, representing General Dynamics. Wanted to clarify for the record that if any policy is adopted that it will not apply to projects in the pipeline, particularly the new General Dynamics project. Explained that, as the Commission knows this project has been in the process for two years already.

Testimony in opposition by:

Bill Meyer, representing the National Association of Industrial and Office Properties. Expressed that he hesitates to support a policy that puts anyone on hold. Staff is reacting to an identified problem from this Commission and Council. Instead, maybe we can address the problems. One is the amount of time to process a plan through the city. He has had two major land use changes which took a five year period to get through the City, and the market changes faster than that. There is a lot of community resistance from members who are in favor of reducing density and that has to be overcome. Attachment 6 in report shows 25 percent is north of 8 and in the Future Urbanizing Area.

He is willing to work with the community and set up a task force if we want input from the developer community.

Matthew Adams, Director of Governmental affairs for the BIA.

Expressed concerns in regards to proposal before the Commission. Analyze all data available in order to come up with long range solutions. Fact is that this really opens the door to become a moratorium for his industry for six months to a year. Involved in finding the real solutions now instead of having to discuss this policy proposal.

Harry Cooper, representing himself. Spoke to a project that he has in the pipeline, and that is the Torrey Pines project. Gave the history and chronology of this project. He feels his project will house many people who can't afford large expensive homes. Expressed that he feels his project will now be held up because of this policy and thinks that it is important that these apartments are built so people who will be working with the new businesses moving into this area can have an opportunity to rent affordable apartment housing.

Ian Gill, Chair of Technical Advisory Committee of the Land Use & Housing Committee. Stated that he strongly opposes the manager's recommendation and supports a modified form of Alternative 1. Shares long term planning support, and today is just a "knee-jerk" reaction which is totally unjustified. The industrial conversions and residential density lowerings are strong response to market demand. Feels the City needs to focus on solutions, not through a moratorium, and keep pressure up to make sure that this happens. Staff data has been developed and we should keep a sense of urgency by referring the issue to a technical advisory committee that has already been established to advise LU&H.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO CONTINUE TO SEPTEMBER 18, 1997 IN ORDER TO ALLOW STAFF THE OPPORTUNITY TO REEVALUATE THIS PROPOSAL AND OBTAIN INPUT FROM THE COMMUNITY. Second by Quinn. Passed by a 5-0 vote with Commissioner Butler not present.

ITEM-6: **KLAUSEN ADDITION, COASTAL DEVELOPMENT (CDP)/SENSITIVE COASTAL RESOURCE (SCR) PERMIT NO. 96-7152, TO CONSTRUCT A ONE-STORY ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE.**

Terri Bumgardner presented Report to the Planning Commission No. P-97-123, with the addition of a condition read into the record regarding maintenance to the existing gunnite portion of the bluff.

Testimony in favor by:

Lynne Heidel, representing the owners. Discussed one issue mentioned and that is the impact on the view corridor next to the property. There is a 20 foot pedestrian path dedicated. Distributed photos illustrating the view corridor and clearly shows that the addition to the house will not obstruct the view. Requested approval of this addition as proposed.

Jacqueline Zustiak, neighbor. Lives across the street from this residence. Feels if they are within all parameters of the City, and have complied with all rules and regulations they should be able to go forward with their project.

Testimony in opposition by:

Mary Lynne Hyde, neighbor. Lives up the street from this project. Claims she never objected to the project, just the obstruction of views and that this is a public encroachment. The street is a public street and has been recognized as a street with a view. Feels that since this is a public street, it should not have any obstruction.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WATSON TO CERTIFY NEGATIVE DECLARATION NO. 96-7152 AND APPROVE CDP/SCR NO. 96-7152, ALONG WITH THE INCLUSION OF THE REVISED CONDITION READ INTO THE RECORD BY STAFF. Second by White. Passed by a 5-0 vote with Commissioner Butler not present.

ITEM-7: COLLEGE COMMUNITY REDEVELOPMENT PROJECT, CORE SUB-AREA DESIGN MANUAL.

Tracy Reed presented Report to the Planning Commission No. P-97-114.

Testimony in favor by:

Dr. Paul Thomas, President, CACC. Advised that since the formation of the PAC in 1992 CACC has been involved with the College Community redevelopment project. Discussions have led to compromises which community and the Foundation have agreed to and view this as a win-win situation. CACC voted unanimously to approve the sub-core area design manual.

Alice Buck, Planning Area Committee. Asked that the City allow the constituency to have a voice in the process. Spoke to the process involved with the CACC. Members of each team came to their recommendations on their own and they were all in agreement. Requested the Commission to approve this Design Manual.

Paul Robinson, representing San Diego State University Foundation. Spoke to his letter, dated 7/30/97 which indicates the support for the design manual. Spoke specifically on the private open space requirements, parking requirements and street realignment of Hardy Avenue.

No one to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WATSON TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE COLLEGE COMMUNITY REDEVELOPMENT PROJECT, CORE-SUB-AREA DESIGN MANUAL AS FOLLOWS:

1. Parks: Maintain the recommendation to have a financing mechanism "in-lieu fee" to be developed to encourage pocket parks. This will become operative after a program, consistent with the College Area Redevelopment Public Facilities Financing Plan, is adopted by the Council.

2. Parks: Acknowledged the CACC's; concern regarding the maintenance of the proposed pocket park(s) within the core area and that this needs to be resolved during the planning and permitting process.
3. Open Space: Recommend the option of having a financing mechanism "off-site open space" to be developed to encourage public open space. This opinion will become operative after the program, consistent with the College Area Redevelopment Public Facilities Financing Plan, is adopted by the Council.
4. Parking: Maintains the position of the *Manual* to allow the opinion of having "off-premises shared parking" within the Residential District with the caveat that shared parking may be used only in the core area by/for core area development. It must be demonstrated, at a project specific level that shared parking in an off-premises area within the core area is appropriate. Flexibility should be retained in the *Manual* to permit this type of parking.
5. Parking: Include language in the *Manual* to acknowledge that it is the CACC's position that the University not expand Parking Structure No. 2 or Parking Lot 'J', and include language that would encourage a study and environmental review of any expansion of such facilities.
6. Parking: The *Manual* should include a reference to the current parking prohibition on 55th Street north of Montezuma Road.
7. Streets: Recommend having either Hardy or Lindo Paseo Avenue realigned or vacating portion(s) of Hardy Avenue, if done under the proper City procedures. The *Manual* should include language that would encourage a study and environmental review of any street realignments and/or vacations if such action would better accomplish the pedestrian oriented development goal of the *Manual*.
8. Streets: Include language in the *Manual* to acknowledge that the actual alignment of "Fraternity Row" shall not decrease the development potential of the fraternity properties. (page 17)

9. Streets: Delete any reference or graphic in the *Manual* that extends Fraternity Row from Lindo Paseo Avenue to Montezuma Road.
10. Streets: The *Manual* should rename the new street now entitled "Fraternity Row".
11. Land Use: Recommend having residential development built adjacent to University Parking Structure No. 2 if such action screens the facility, and *Manual* should include language that acknowledges this would have to be done under the proper City procedures.
12. Land Use: Include language in the *Manual* to acknowledge that the graphics and/or maps which show specific "land uses" are conceptual in nature rather than corresponding to exact properties". (page 19)
13. Land Use: Delete the following reference in *the Manual* on page 17 of the Residential District section ("a development guideline of 10-percent of the total development area is referenced in the Master Project Plan"). Replace this reference in the *Manual* with the language from page 8 of the MPP ("on a square footage basis, development has been anticipated at approximately 10-percent commercial and 90-percent residential").
14. Residential: Modify the requirement in the *Manual* regarding the "Build-to Lines" within the Residential District, to be a "negotiable" item rather than a Required item for Religious Centers and Sororities east of College Avenue. (page 24)
15. Setbacks: Modify the requirement in the *Manual* regarding setbacks along Montezuma Road. The setback should be 15-feet (i.e., per City regulation) rather than the indicated 20-feet. (page 25)
16. Architectural: Delete the reference to "gated clusters" in the *Manual* and modify the sentence accordingly. (page 42)

17. Architectural: Include additional language in the *Manual* to require "sound attenuation and aesthetic value measures (i.e., design)" for new multi-story buildings located on the south side of Montezuma Road adjacent to single family development.
18. Map: Correct the map on page 21, Location and Massing Controls, of the *Manual* to allow heights of up to 8-stories on properties fronting Lindo Paseo as indicated in the MPP.
19. Improvements: The *Manual* should recommend a pedestrian bridge(s) on College Avenue and the elimination of College Avenue Bus Stop.
20. Signage: Include language in the *Manual* to allow for a variance from the Monument Sign size requirement for collaborative groups who apply for or through a "Comprehensive Sign Plan". (page 47).
21. Other: The *Manual* should reference or include copies of SDSU President Thomas B. Day's letter (July 12, 1993) and SDSU President Stephen L. Weber's (July 30, 1997). *Regarding the removal of the Core Sub-Area properties from the SDSU capital improvement master plan.*

Second by White. Passed by a 5-0 vote with Commissioner Butler not present.

ITEM-8: WORKSHOP - NORTH BAY REVITALIZATION PROGRAM

Leslie Henegar and Miriam Kirshner presented to the Planning Commission No. P-97-130.

Workshop held.

ITEM-8A: SECOND AMENDMENT TO DEVELOPMENT AGREEMENT WITH CATELLUS DEVELOPMENT CORPORATION.

Pam Hamilton presented Report to the Planning Commission dated July 3, 1997.

No one present to speak.

COMMISSION ACTION:

MOTION BY WATSON TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE PROPOSED SECOND AMENDMENT TO DEVELOPMENT AGREEMENT WITH CATELLUS DEVELOPMENT CORPORATION. Second by Quinn. Passed by a 4-0 vote with Vice-Chairperson Anderson abstaining and Commissioner Butler not present.

The Planning Commission meeting was adjourned by Vice-Chairperson Anderson at 3:50 p.m.